

***STONEYBROOK AT VENICE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Tuesday
August 11, 2020
6:00 p.m.***

***Location:
Conducted Via Telephone Conference***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Stoneybrook at Venice Community Development District

DPFG Management & Consulting, LLC

250 International Parkway, Suite 280

Lake Mary FL 32746

813-374-9104 Ext. 4306

Board of Supervisors

Stoneybrook at Venice Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Stoneybrook at Venice Community Development District was scheduled for **Tuesday, August 11, 2020 at 6:00 p.m.** at Stoneybrook Community Center **2365 Estuary Drive, Venice, FL. 34292**

Due to current issues related to COVID-19, the Florida Governor released Executive Order 20-69, as extended by additional orders, which allows governmental public meetings and required quorums to be completed via telephone virtual means. In respect of current social distancing recommendations, this meeting will be conducted via telephone in order to protect the health and safety of the public. Both members of the board and the public may join this meeting via Zoom as follows:

Call in phone number: 1 (929) 205-6099

Meeting ID: 816 6310 9174

Passcode: 316422

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to talking with you.

Sincerely,

Ken Joines

Ken Joines

District Manager

Cc: Attorney
Engineer
District Records

District: **STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, August 11, 2020

Time: 6:00 PM

Location: Via Zoom Teleconference
Due to COVID 19
Per Gov Exec Order 20-69

Dial-in Number: 929-205-6099

Meeting ID: 816 6310 9174#

DRAFT Agenda

I. Call to Order & Roll Call

II. Audience Comments – *(limited to 3 minutes per individual only on items on the agenda)*

III. Consent Agenda

- A. Consideration of the Regular Meeting Minutes – May 12, 2020
- B. Acceptance of the unaudited April - June 2020 unaudited financial statements
- C. Acceptance of Custom Reserves Full Reserve Study Report
- D. Acceptance of Public Facilities Report
- E. Ratify River Road disbursement

IV. Business Matters

- A. Public Hearings for FY 2020-2021 Budget and Assessments
 - 1. Open Public Hearings
 - 2. Review FY 2020-2021 Budget Exhibit 1
 - 3. Audience Comments
 - 4. Close Public Hearings
- B. Consideration and Approval of Capital Improvement Plan for FY 2020-2021 by District Engineer Exhibit 2
- C. Consideration and designation of use for River Road funds
- D. Consideration and Approval of Resolution 2020-11, Adopting Final FY 2020-2021 Budget Exhibit 3
- E. Consideration and Approval of Resolution 2020-12, Imposing and Levying O&M Assessment for FY 2020-2021 Exhibit 4
- F. Discussion of 2020 Elections
- G. Consideration and Approval of Resolution 2020-13, Adopting FY 2020-2021 Meeting Schedule Exhibit 5

V. Staff Reports

- A. District Manager – Bond Refinance viability
- B. District Attorney
- C. District Engineer

VI. Supervisors Requests

VII. Audience Comments – *(limited to 3 minutes per individual)*

VIII. Adjournment

EXHIBIT 1.

STATEMENT 1
STONEYBROOK AT VENICE CDD
FY 2021 PROPOSED BUDGET GENERAL FUND (O&M)

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 OCT-MAR	FY 2020 TOTAL EST	FY 2021 PROPOSED	VARIANCE 2020-2021
I. REVENUE								
GENERAL FUND REVENUES /(a)	\$ 74,635	\$ 74,788	\$ 74,532	\$ 73,463	\$ 64,364	\$ 73,463	\$ 171,244	\$ 97,781
DISCOUNTS/TAX COLLECTOR FEES	\$ (4,070)	\$ (4,080)	\$ (4,060)	\$ (4,040)	\$ -	\$ (4,040)	\$ (9,418)	\$ (5,378)
INTEREST	49	45	48	40	103	150	-	\$ (40)
TOTAL REVENUE	70,614	70,753	70,520	69,463	64,467	69,573	161,826	92,363
II. EXPENDITURES								
GENERAL ADMINISTRATIVE								
MANAGEMENT CONSULTING SERVICES	22,188	22,408	22,295	22,068	10,706	20,206	21,000	(1,068)
ACCOUNTING SERVICES	14,504	4,796	13,715	8,500	730	730	-	(8,500)
ADMINISTRATIVE SERVICES	4,170	638	6,706	1,125	-	750	900	(225)
MISCELLANEOUS SERVICES - (BANK FEES, MAILING, ECT)	350	377	362	300	501	752	300	-
AUDITING SERVICES	4,400	4,600	4,400	4,500	4,500	4,500	4,600	100
INSURANCE	6,505	6,505	6,505	6,700	-	6,584	6,700	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	2,941	1,636	1,541	1,200	631	1,250	1,250	50
ENGINEERING SERVICES	1,200	-	7,835	-	2,040	14,000	9,000	9,000
LEGAL SERVICES	3,258	644	29,292	3,000	5,558	12,000	7,000	4,000
WEBSITE HOSTING	6,702	7,629	7,302	8,560	1,713	2,700	1,650	(6,910)
TOTAL GENERAL ADMINISTRATIVE	66,393	49,408	100,128	56,128	26,553	63,647	52,575	(3,553)
DEBT ADMINISTRATION:								
DISSEMINATION AGENT	3,600	10,000	1,100	5,000	4,000	4,100	4,000	(1,000)
TRUSTEE FEES	2,795	2,795	2,795	2,795	-	2,795	2,795	-
ARBITRAGE	500	1,000	-	500	-	650	650	150
TOTAL DEBT ADMINISTRATION	6,895	13,795	3,895	8,295	4,000	7,545	7,445	(850)

STATEMENT 1
STONEYBROOK AT VENICE CDD
FY 2021 PROPOSED BUDGET GENERAL FUND (O&M)

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 OCT-MAR	FY 2020 TOTAL EST	FY 2021 PROPOSED	VARIANCE 2020-2021
PHYSICAL ENVIRONMENT EXPENDITURES								
POND MAINTENANCE FUNDS TO COMMUNITY ASSOCIATION	-	-	-	-	-	-	35,106	35,106
POND PLANTING	-	-	-	-	-	-	-	-
POND RESTORATION	-	-	2,965	5,000	-	-	-	(5,000)
CAPITAL IMPROVEMENT PLAN AND FUND FORMATION RESERVES FOR POND RESTORATION AND SYSTEM STRUCTURES	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	66,700	66,700
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	-	-	2,965	5,000	-	-	101,806	96,806
TOTAL EXPENDITURES	73,288	63,203	106,988	69,423	30,553	71,192	161,826	92,403
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(2,674)	7,550	(36,468)	40	33,915	(1,619)	-	(40)
FUND BALANCE - BEGINNING	88,260	85,586	93,136	56,668	56,668	56,668	55,049	40
FUND BALANCE - ENDING	\$ 85,586	\$ 93,136	\$ 56,668	\$ 56,708	\$ 90,583	\$ 55,049	\$ 55,049	\$ -

Footnote:

(a) Revenue grossed up to include potential discounts and tax collector fees.

STATEMENT 2
STONEYBROOK AT VENICE CDD
FY 2021 GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Width	Units	ERU	Total ERU	% ERU
TH	106	1.00	106.00	10.71%
40'	148	1.00	148.00	14.95%
52'	499	1.00	499.00	50.40%
62'	237	1.00	237.00	23.94%
Total	990		990.00	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$	161,826	
Plus: Early Payment Discount (4.0%)	\$	6,850	
Plus: County Collection Charges (1.5%)	\$	2,569	
Total Expenditures - GROSS	\$	171,244	[A]
Total ERU:		990.00	[B]
Total AR / ERU - GROSS (as if all On-Roll):		\$172.97	[A] / [B]
Total AR / ERU - NET:		163.46	

3. Current FY Allocation of AR (as if all On-Roll)

Lot Width	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	148	1.00	\$163	\$24,192	\$173	\$25,600
52'	499	1.00	\$163	\$81,567	\$173	\$86,314
62'	237	1.00	\$163	\$38,740	\$173	\$40,995
TH	106	1.00	\$163	\$17,327	\$173	\$18,335
Total	990			\$161,826		\$171,244

4. Prior FY Allocation of AR (as if all On-Roll)

Lot Width	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	148	1.00	\$70	\$10,378	\$74	\$ 10,983
52'	499	1.00	\$70	\$34,990	\$74	\$ 37,031
62'	237	1.00	\$70	\$16,618	\$74	\$ 17,588
TH	106	1.00	\$70	\$7,433	\$74	\$ 7,866
Total	990			\$69,419		\$ 73,468

5. Difference between Prior FY and Current FY

	<u>Prior FY</u>	<u>Current FY</u>	<u>Change</u>	<u>Change per unit</u>
TOTAL EXPENDITURES - NET:	\$69,419	\$161,826	133%	\$99

**STATEMENT 3
STONEBROOK AT VENICE CDD**

FINANCIAL STATEMENT CATEGORY	VENDOR/ COMMENT	COMMENTS/SCOPE OF SERVICE	ANNUAL
GENERAL ADMINISTRATIVE:			
SUPERVISORS COMPENSATION	Board of Supervisors	5 Board Members per Meeting , 4 Meetings Considered - Board has waived	\$ -
PAYROLL TAXES	Payroll	7.65% OF BOS PAYROLL	\$ -
PAYROLL SERVICES	Innovative	\$55 Per Payroll Plus Year End Processing of \$50	\$ -
MANAGEMENT CONSULTING SERVICES	DPFG	\$1,250 monthly plus \$1,500 per meeting (qtrly)	\$ 21,000
ACCOUNTING SERVICES	DPFG	Included in Management Consulting Services	\$ -
ADMINISTRATIVE SERVICES	DPFG	Office Supplies, Postage, Messenger service, etc.	\$ 900
MISCELLANEOUS SERVICES - INC. BANK FEES	Bank United	Estimated. Includes bank fees and check stock	\$ 300
AUDITING	GRAU	RFP needed for FY 2023 (could be done sooner)	\$ 4,600
INSURANCE	EGIS	Estimate (removed property)	\$ 6,700
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	Fixed by Statute	\$ 175
LEGAL ADVERTISEMENTS	News Press	Estimated, Variable & Discretionary; Meeting, public hearing, and RFP/RFQ notices	\$ 1,250
ENGINEERING SERVICES	Schappacher	Estimated, Variable & Discretionary	\$ 9,000
LEGAL SERVICES	Persson, Cohen & Mooney	Estimated, Variable & Discretionary	\$ 7,000
WEBSITE HOSTING	Campus Suite	Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as additional \$135 for any unknown remediation of documents.	\$ 1,650
DEBT SERVICE ADMINISTRATION:			
DISSEMINATING AGENT	DPFG	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure.	\$ 4,000
TRUSTEE FEES	US BANK	Maintain District's bond funds and distribute payments to bond holders per bond indenture	\$ 2,795
ARBITRAGE	LLS	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code.	\$ 650

**STATEMENT 3
STONEYBROOK AT VENICE CDD**

FINANCIAL STATEMENT CATEGORY	VENDOR/ COMMENT	COMMENTS/SCOPE OF SERVICE	ANNUAL
PHYSICAL ENVIRONMENT:			
POND MAINTENANCE FUNDS TO COMMUNITY ASSOCIATION	Stoneybrook Community Association	HOA funds for maintenance 2021	\$ 35,106
POND PLANTING	Future Capital Improvement Plan	____ CDD owned ponds. Source: Engineering Plan, _____, date _____	
POND RESTORATION	Future Capital Improvement Plan	Pond bank restoration. Source: Engineering Plan, _____, date _____	
CAPITAL IMPROVEMENT PLAN AND FUND FORMATION	Future Capital Improvement Plan	Capital Improvement Plan- District Engineer; Assessment Methodology, Fund creation	\$ -
RESERVES FOR POND RESTORATION AND SYSTEM STRUCTURES	Future Reserve Study	Reserve contribution \$139,700 (\$73,000 River Road funds) per reserve study	\$ 66,700

STATEMENT 4
STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
\$5,505,000 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 392,959
LESS: EARLY PAYMENT DISCOUNT	(15,718)
TOTAL REVENUE	377,241
EXPENDITURES	
COUNTY ASSESSMENT COLLECTION FEES	5,894
INTEREST EXPENSE	
May 2021	81,750
Nov 2021	79,700
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
May 2021	205,000
TOTAL EXPENDITURES	372,344
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,896
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	-
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	4,896
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 4,896

Table 1. Assessment Allocation

Product Type	Units	Original Allocated /(a)	Total MADS	MADS/Unit	Gross Assmnt./Unit
40s	147	11.46%	\$ 42,554	\$ 289	\$ 306
52s	481	51.61%	191,635	398	422
62s	219	30.78%	114,307	522	552
THs (Cove)	106	6.15%	22,850	216	228
Total	953	100.00%	\$ 371,347		

Footnote:

(a) Per original assessment methodology, dated August 23, 2007, assessments are assigned based on a weighted run-off value. Costs were allocated based on each product categories share of the total weighted acres of land that receives a different level of surface water benefit (flood prevention, reclaimed water). Each product categories' benefit is related to density and intensity of development.

STATEMENT 5
STONEBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
\$5,505,000 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017
AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service /(a)	Principal Balance
11/1/2019						\$ 5,095,000
5/1/2020	205,000	2.000%	83,800	288,800		4,890,000
11/1/2020	-	2.000%	81,750	81,750	370,550	4,890,000
5/1/2021	205,000	2.000%	81,750	286,750		4,685,000
11/1/2021	-	2.000%	79,700	79,700	366,450	4,685,000
5/1/2022	210,000	2.250%	79,700	289,700		4,475,000
11/1/2022	-	2.250%	77,338	77,338	367,038	4,475,000
5/1/2023	215,000	2.500%	77,338	292,338		4,260,000
11/1/2023	-	2.500%	74,650	74,650	366,988	4,260,000
5/1/2024	225,000	2.625%	74,650	299,650		4,035,000
11/1/2024	-	2.625%	71,697	71,697	371,347	4,035,000
5/1/2025	230,000	3.000%	71,697	301,697		3,805,000
11/1/2025	-	3.000%	68,247	68,247	369,944	3,805,000
5/1/2026	235,000	3.000%	68,247	303,247		3,570,000
11/1/2026	-	3.000%	64,722	64,722	367,969	3,570,000
5/1/2027	245,000	3.125%	64,722	309,722		3,325,000
11/1/2027	-	3.125%	60,894	60,894	370,616	3,325,000
5/1/2028	250,000	3.250%	60,894	310,894		3,075,000
11/1/2028	-	3.250%	56,831	56,831	367,725	3,075,000
5/1/2029	260,000	3.600%	56,831	316,831		2,815,000
11/1/2029	-	3.600%	52,151	52,151	368,983	2,815,000
5/1/2030	270,000	3.600%	52,151	322,151		2,545,000
11/1/2030	-	3.600%	47,291	47,291	369,443	2,545,000
5/1/2031	280,000	3.600%	47,291	327,291		2,265,000
11/1/2031	-	3.600%	42,251	42,251	369,543	2,265,000
5/1/2032	290,000	3.600%	42,251	332,251		1,975,000
11/1/2032	-	3.600%	37,031	37,031	369,283	1,975,000
5/1/2033	300,000	3.750%	37,031	337,031		1,675,000
11/1/2033	-	3.750%	31,406	31,406	368,438	1,675,000
5/1/2034	310,000	3.750%	31,406	341,406		1,365,000
11/1/2034	-	3.750%	25,594	25,594	367,000	1,365,000
5/1/2035	325,000	3.750%	25,594	350,594		1,040,000
11/1/2035	-	3.750%	19,500	19,500	370,094	1,040,000
5/1/2036	335,000	3.750%	19,500	354,500		705,000
11/1/2036	-	3.750%	13,219	13,219	367,719	705,000
5/1/2037	350,000	3.750%	13,219	363,219		355,000
11/1/2037	-	3.750%	6,656	6,656	369,875	355,000
5/1/2038	355,000	3.750%	6,656	361,656		-
11/1/2038	-	3.750%	-	-	361,656	-
	5,095,000		1,905,656	7,000,656	7,000,656	

max. annual debt service (MADS) \$ 371,347

Footnote:

(a) Data herein for budget purposes only. Update: April 2020.

EXHIBIT 2.



August 5, 2020

Stoneybrook at Venice CDD Capital Improvement Plan

Stoneybrook at Venice CDD is responsible for the storm water system consisting of 37 lakes and ponds as well as wetlands and mitigation areas. There are three lakes within the Stoneybrook at Venice community that are owned and maintained by Aquaterra as these lakes are part of the irrigation system for the community. The Stoneybrook at Venice CDD recently requested a thorough site review of the all lakes and ponds throughout the community to review for deficiencies and required repairs. This site review was conducted in June of this year and we had identified the existing deficiencies with the storm water system. The deficiencies included bank erosion that will need to be corrected; a number of weir breaches that is in violation of the Southwest Florida Water Management Permit and will need to be corrected; and a number of spot erosion areas. These spot erosion appear to have been caused by upland drainage to create the erosion. Some of these appear to be from roof drain run-off, or lot grading swales flowing down the bank. If the source of the spot erosion can be shown that it is caused by the resident's drainage pipes or swales, then there may be an opportunity to share the repair costs with the residents. Some are caused by larger swales that serves multiple lots.

There were a number of lake and pond banks with minimal erosion in which it appears we can address these deficiencies with aquatic plantings without the need for bank repairs. These are areas with less than one foot of vertical drop-off. It is recommended that these plantings be added as soon as possible since minor erosion has already been observed.

All deficiencies have been identified and included in a bid package for repairs. These bids are due on Monday August 10, 2020. We have prepared an Engineer's Opinion of Probable Construction Cost for these improvements for this Capital Improvement Plan. We have also prepared a bid package for the aquatic planting at all lakes with minimal deficiencies and those bids are also due on Monday August 10, 2020. An Engineer's Opinion of Probable Cost has also been prepared for the aquatic costs.

The costs identified at this time are as follows:

- Bank Deficiencies \$65,900.00
- Aquatic Plantings \$56,450.00

It is anticipated that if these deficiencies are addressed in the near future and the aquatic plantings are allowed to establish that the need for future bank restoration is minimized and may only require spot repairs. The current plan does not include aquatic plantings for all lakes and ponds and in the event that the banks start to show signs of erosion, we would recommend adding aquatic plants before the erosion becomes too severe.

We have coordinated with the consultant for the Reserve Study and anticipate minimal costs for the bank repairs or aquatic planting on a five year cycle. The SWFWMD re-certification is on a five year cycle so we have shown minimal repairs at the same interval. These estimated costs are approximately \$45,000 - \$50,000 every five years.

As noted above regarding the spot erosion, we recommend that annual reviews are conducted on the storm water system and in the event we notice areas of additional spot erosion that is caused by upland flows from the residents, then the residents should be notified of the cause which should be addressed by extending drain pipes and bubbler boxes down the slope and into the water to prevent the spot erosion.

Report Prepared By:

Richard Schappacher, P.E.
District Engineer

Exhibit "A"

Stoneybrook at Venice Stormwater Deficiencies

Engineer's Opinion of Probable Construction Cost - 2020 Repairs - July 30, 2020

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Bank Stabilization for west bank of Lake 38 and east bank of Lake 29 utilizing Method B including backfill, compaction, Mirafi FW404 fabric, Coconut Mesh Reinforcement Mat and 4"-6" rip-rap	380	LF	\$ 75.00	28,500.00
2	Breached weir/skimmer repair on Lakes 2, 8, 9, 11, 18, 19, 20, 21, and 32 including backfill, compaction, Mirafi FW404 fabric, and 4"-6" rip-rap	9	EA	\$ 500.00	4,500.00
3	Spot repair (20'x12') on Lakes 3, 4, 15, 16, 18, 27, 28, 30, 31, 34, 36, and 38 utilizing Method B including backfill, compaction, Mirafi FW404 fabric, Coconut Mesh Reinforcement Map and 4"-6" rip-rap, and Bahia sod where needed	20	EA	\$ 500.00	10,000.00
4	Spot repair (20'x12') on Lake 37 utilizing Method B including backfilling to restore original pond bank, compaction, Mirafi FW404 fabric, Coconut Mesh Reinforcement Map and 4"-6" rip-rap, and Bahia sod where needed	1	EA	\$ 500.00	500.00
5	Lake 38 - Clear 10' of vegetation on all sides of control structure	1	LS	\$ 250.00	250.00
6	Wetland 9- Clear path & 10' of vegetation on all sides of bubbler	1	LS	\$ 250.00	250.00
7	Lake 8- Straighten post & reattach to north side of skimmer	1	EA	\$ 250.00	250.00
8	Blackburn Canal- Trim overhanging tree at headwall	1	LS	\$ 250.00	250.00
9	Lake 24 and Lake 7- Remove trees from lake bank	3	EA	\$ 250.00	750.00
10	Wetland 13- Clear vegetation from windows in control structure	1	LS	\$ 200.00	200.00
11	Lake 28- Excavate downstream channel to control water level (approx 50'x20')	1	LS	\$ 1,500.00	1,500.00
12	Sodding with Bahia	1,000	SY	\$ 4.50	4,500.00
13*	Access repairs	1	LS	\$ 2,500.00	2,500.00
14**	Yard Drains	21	EA	\$ 450.00	9,450.00
15***	Miscellaneous cleanup and work	1	LS	\$ 2,500.00	2,500.00
Total					\$ 65,900.00

item 13* Includes the necessary back fill and sod for all access area.

item 14** Includes the installation of one 12" catch basin at the top of the slope and extending a 4" HDPE corrugated pipe down the slope and discharging into the lake below the low water level. Locations to be field determined in areas of existing drainage pipes and significant erosion

item 15*** Includes the repair and replacement of sprinkler heads and damaged pipe, adjusting and adding sprinklers to provide full coverage of repair area, and setting the timers to run everyday for 30 days, then readjusting the heads back to the normal run times

Bids due by Monday August 10 at 5:00 PM

Contractor: _____

Exhibit "A"

Stoneybrook at Venice Proposed Aquatic Plantings

Bid Form 2020 Aquatics - June 22, 2020

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Lake 1- Add aquatic plants along north, east, and south banks (+/-730)	1	LS	1,460.00	1,460.00
2	Lake 2- Add aquatic plans along south and east banks (+/-340')	1	LS	680.00	680.00
3	Lake 3- Add aquatic plants around all banks (+/-735')	1	LS	1,470.00	1,470.00
4	Lake 4- Add aquatic plants along north bank (+/-275')	1	LS	550.00	550.00
5	Lake 6- Add aquatic plants along north, east, and south banks (+/-740')	1	LS	1,480.00	1,480.00
6	Lake 7- Add aquatic plants along north, east, and south banks (+/-180')	1	LS	360.00	360.00
7	Lake 11- Add aquatic plant along northeast bank (+/-450')	1	LS	900.00	900.00
8	Lake 12- Add aquatic plants around all banks (+/-730')	1	LS	1,460.00	1,460.00
9	Lake 13- Add aquatic plants along southeast and south banks (+/-240')	1	LS	480.00	480.00
10	Lake 15- Add aquatic plants along east bank (+/-475')	1	LS	950.00	950.00
11	Lake 16- Add aquatic plants along north, west, and south banks (+/-2,215')	1	LS	4,430.00	4,430.00
12	Lake 17- Add aquatic plants along east and south banks (+/-550')	1	LS	1,100.00	1,100.00
13	Lake 19- Add aquatic plants around all banks (+/-620')	1	LS	1,240.00	1,240.00
14	Lake 20- Add aquatic plants around all banks (+/-780')	1	LS	1,560.00	1,560.00
15	Lake 21- Add aquatic plants along northeast bank (+/-150')	1	LS	300.00	300.00
16	Lake 22- Add aquatic plants along north bank (+/-360')	1	LS	720.00	720.00
17	Lake 23- Add aquatic plants along north bank (+/-250')	1	LS	500.00	500.00
18	Lake 24- Add aquatic plants around all banks (+/-1,370')	1	LS	2,740.00	2,740.00
19	Lake 25- Add aquatic plants along north bank (+/-485')	1	LS	970.00	970.00
20	Lake 26- Add aquatic plants around all banks (+/-1,100')	1	LS	2,200.00	2,200.00
21	Lake 27- Add aquatic plants around all banks (+/-1,150')	1	LS	2,300.00	2,300.00

Exhibit "A"

Stoneybrook at Venice Proposed Aquatic Plantings

Bid Form 2020 Aquatics - June 22, 2020

Bid Item	Description	Quantity	Unit	Unit Price	Total
22	Lake 28- Add aquatic plants along west bank (+/-1,720')	1	LS	3,440.00	3,440.00
23	Lake 29- Add aquatic plants along south and west banks (+/-145')	1	LS	290.00	290.00
24	Lake 30- Add aquatic plans around all banks (+/-1,420')	1	LS	2,840.00	2,840.00
25	Lake 31- Add aquatic plants around all banks (+/-1,440')	1	LS	2,880.00	2,880.00
26	Lake 32- Add aquatic plants around all banks (+/-310')	1	LS	620.00	620.00
27	Lake 33- Add aquatic plants along northeast and southwest banks (+/-340')	1	LS	680.00	680.00
28	Lake 34- Add aquatic plants along south bank (+/-1,850')	1	LS	3,700.00	3,700.00
29	Lake 35- Add aquatic plants around all banks (+/-2,000')	1	LS	4,000.00	4,000.00
30	Lake 36- Add aquatic plants around all banks (+/-1,470')	1	LS	2,940.00	2,940.00
31	Lake 38- Add aquatic plants along north, east, and south banks (+/-1,070')	1	LS	2,410.00	2,410.00
32	Lake 39- Add aquatic plants along east and west banks (+/-635')	1	LS	1,270.00	1,270.00
33	Lake 40- Add aquatic plants along west bank (+/-400')	1	LS	800.00	800.00
34	Lake 41- Add aquatic plants around all banks (+/-615')	1	LS	1,230.00	1,230.00
35	Miscellaneous cleanup and work	1	LS	1,500.00	1,500.00
Total					\$56,450.00

EXHIBIT 3.

RESOLUTION 2020-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the Stoneybrook at Venice Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Stoneybrook at Venice Community Development District for the Fiscal Year Ending September 30, 2021."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL RESERVE FUND	\$ _____
DEBT SERVICE – SERIES 2017	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF AUGUST 2020.

ATTEST:

**STONEYBROOK AT VENICE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2020/2021 Budget

EXHIBIT 4.

RESOLUTION 2020-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook at Venice Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Sarasota County, Florida (the “County”); and

WHEREAS, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the District’s Board of Supervisors (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2020-2021 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for certain platted lots (“Uniform Method Property”) pursuant to the Uniform Method and which is also indicated on Exhibit “A” and the District’s Assessment Roll (defined below); and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Stoneybrook at Venice Community Development District (the “Assessment Roll”) incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit “A” and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit “A” and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Uniform Method Property Assessments. The collection of the previously levied debt service assessments and the fiscal year 2020-2021 operation and maintenance special assessments on the Uniform Method Property shall be at the same time and in

the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit “A” and the Assessment Roll.

B. Direct Bill Assessments. The annual installment for certain previously levied debt service assessments and certain current operations and maintenance assessments on undeveloped and unplatted lands, if any, and certain platted lots as shown on the Assessment Roll, will be collected directly by the District in accordance with Florida law, as set forth in Exhibit “A” and the Assessment Roll. Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2020; 25% due no later than February 1, 2021; and 25% due no later than May 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2020-2021, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified. That portion of the District’s Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Stoneybrook at Venice Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any

amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stoneybrook at Venice Community Development District.

PASSED AND ADOPTED this 11th day of August 2020.

ATTEST:

**STONEYBROOK AT VENICE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____
Chairman / Vice Chairman

Exhibit A: Fiscal Year 2020-2021 Budget

EXHIBIT A

EXHIBIT 5.

RESOLUTION 2020-13

A RESOLUTION OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING TIME AND DATE FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2020/2021, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Stoneybrook at Venice Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Sarasota County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT:

1. The Fiscal Year 2020/2021 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST 2020.

ATTEST:

**STONEYBROOK AT VENICE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

EXHIBIT “A”

**BOARD OF SUPERVISORS’ MEETING DATES
STONEBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021**

October ____, 2020
November 10, 2020
December ____, 2020
January ____, 2021
February 9, 2021
March ____, 2021
April ____, 2021
May 11, 2021
June ____, 2021
July ____, 2021
August 10, 2021
September ____, 2021

The meetings will convene at 6:00 p.m. at 2365 Estuary Drive, Venice, FL 34292. **

***At the time of adoption of this Resolution 2020-13, there are currently in place federal, state, and local emergency declarations (“Declarations”). In the event the Declarations remain in effect or if future orders or declarations authorize, the meetings referenced above may be conducted remotely, using communications media technology pursuant to Executive Orders issued by Governor DeSantis, as such orders may be extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information regarding participation in any remote meeting may be found at the District’s website or by contacting the District Manager at ken.joines@dpfg.com.